

March 22, 2007

ORDINANCE NO _____

#63PH

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 417 WEST 6TH STREET FROM CENTRAL BUSINESS
3 DISTRICT (CBD) DISTRICT TO CENTRAL BUSINESS DISTRICT-CENTRAL
4 URBAN REDEVELOPMENT-CONDITIONAL OVERLAY (CBD-CURE-CO)
5 COMBINING DISTRICT
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN
8

9 **PART 1** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from central business district (CBD) district to central business
11 district-central urban redevelopment-conditional overlay (CBD-CURE CO) combining
12 district on the property described in Zoning Case No C14-07 0013, on file at the
13 Neighborhood Planning and Zoning Department as follows
14

15 Being Lots 1-8, Block 52, and the vacated alley, Original City of Austin, and being
16 more particularly described in a Deed of record in Volume 11804, Page 2031, Real
17 Property Records of Travis County, Texas (the Property')

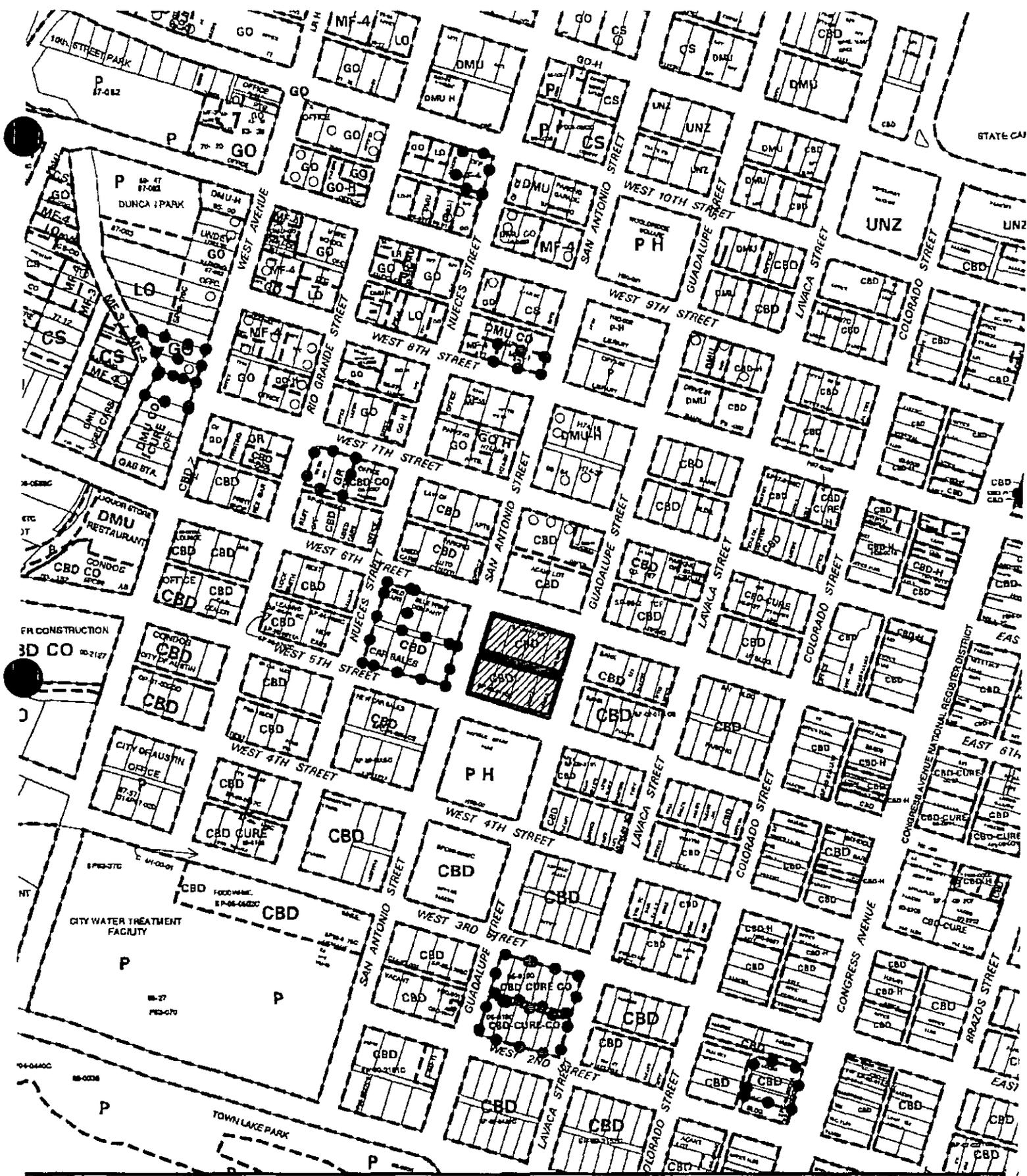
18 locally known as 417 West 6th Street, in the City of Austin Travis County, Texas, and
19 generally identified in the map attached as Exhibit "A"
20
21

22 **PART 2** The site development regulations for the Property within the boundaries of the
23 central urban redevelopment (CURE) combining district established by this ordinance shall
24 be modified to provide as follows
25

26 Development of the Property may not exceed a floor-to-area ratio (F A R) of 11 0 to
27 1 0
28

29 **PART 3** The Property within the boundaries of the conditional overlay combining district
30 established by this ordinance is subject to the following conditions
31

32 Prior to site plan approval, a traffic impact analysis ("TIA") shall be provided to the
33 Watershed Protection and Development Review Department, or its successor
34 department, of the City of Austin All development on the Property shall be subject to
35 the requirements of the TIA as set forth in Section 25-6 Article 3 (*Traffic Impact*
36 *Analysis*) of the City Code and Section 2 of the Transportation Criteria Manual
37 Notwithstanding the results of the TIA, the completed development or uses of the



N
 SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR J ROUSSELIN

EXHIBIT A ZONING
 CASE # C14-07-0013
 ADDRESS 417 West 6th Street
 SUBJECT AREA (acres) 1.750

DATE 07 02
 INTLS SM

CITY GRID
 REFERENCE
 NUMBER
 J22

1 = 400